

Stormwater Management Plans

“Stormwater Management Plans” (SWMP) are preliminary plans that will be submitted and reviewed to obtain grandfathering status under current Stormwater Management rules (pre-Phase II). No fee will be collected upon submittal of the SWMP since they are preliminary in nature. Fully designed site plans must be submitted to the TRC committee with required fees and prior to any development activity on the site. Site plans submitted for TRC approval must be substantially similar to the previously approved SWMP to obtain grandfathering status. SWMP plans must be submitted to the Greensboro Planning Department prior to June 1, 2009 and must receive final TRC approval no later than December 31, 2009. The applicant must submit 7 sets to the Greensboro Planning Department.

Review points for SWMP are:

- Stormwater
- Water & Sewer (2 copies)
- Transportation
- Planning
- Parks & Recreation
- Tree preservation

Plans should be clearly labeled as SWMP and should address the following requirements for Stormwater Management purposes:

1. Built upon areas (BUA): The plan should include an allocation chart and BUA must be allocated to each tract or lot. Built upon areas should be clearly shown and labeled if possible.
2. Quantity Control: The 10% study must be addressed (based on the allocation of BUA) or detention should be proposed. If detention is required the applicant should either submit full design or notes should be added to the plan (stating that when the plan is submitted to TRC the 2 & 10 yr storm will be detained to predevelopment levels)
3. Stream Buffers: Stream buffers must be shown and labeled based on the current rules (i.e. 50' buffer on each side of the stream)
4. Floodplain: Current rules must be addressed but plans will not be grandfathered for this requirement.
5. State & Corps Statement: The applicant should add the following statement to the plan: “All the necessary approvals have been (will be) obtained from State & Corps for any wetland disturbance and stream crossing/disturbance”
6. Preliminary statement: The applicant should add the following statement to the plan: “The development shown on this plan is preliminary and not for construction purposes. Prior to any development the applicant shall submit a site plan for TRC review and approval via the standard process in effect at the time of submittal”

For questions regarding Stormwater Management Plans please contact Virginia Spillman (Stormwater Management Division) at 336-373-3260.